

City of Newport Beach - Building Department

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
October 13, 2004	Calculating Third Floor Area	1004.2.3.2

UBC 1004.2.3.2 Exceptions 4 and 5 do not require a second exit for the enclosed third floor and/or third floor deck less than 500 sq. ft. In order to determine compliance with this section, the third floor area in question shall be calculated as follows:

- Include the gross area of the enclosed third floor within exterior walls.
- Subtract the horizontal projection of stairs.
- Include area of stair landing if it is part of the third floor serving an unenclosed stair.
- Include storage or attic area with clear height equal or greater than 7 ft.
- Include third floor deck area within guardrail/parapet.
- Exclude enclosed framed dead space, such as mansard roof around a deck.
- Include areas where built-in fixtures and furnishings, such as cabinets, barbeque, counter, planter, etc. These areas can be converted to useable space.

NOTE: Roof deck surrounded by flat roof shall be separated by a 3-foot high parapet wall and the roof portion covered with roofing material to prevent deck expansion without a permit.

Jay Elbettar, Building Director